

September 25, 2020

## Project Narrative

Project: Kwik Trip Store #1512 Renovations  
1100 N Windsor Ave  
Cottage Grove, WI 53527  
Excel Project No: 2028600

Kwik Trip, Inc. is requesting site plan review and approval for site improvements, building addition and building remodel of the existing Stop n Go convenience store and gas station located at 1100 N Windsor Ave. The property is zoned PB-Planned Business District and an existing conditional use is in place. The existing use is a convenience store and gas station and will remain as such in the proposed condition. The City's Future Land Use Map designation for the property is Planned Mixed Use.

The existing convenience store will remain with a 945 SF addition proposed on the north side. The existing building and proposed addition will be 4,982 SF (11.2% of the total site area); the pavement (asphalt and concrete) will cover 26,257 SF of area (59.2% of the site area); the remainder of the site (13,115 SF or 29.6% of the site area) will be landscaping and open space. The area of site disturbance is 3,354 SF / 0.08 AC.

The building interior will be remodeled to meet Kwik Trip's needs and the building exterior will also be modified to include Kwik Trip branding with red and tan colors as detailed in the proposed colored elevations. New concrete entrance ramps are proposed to new building access locations on the south elevation and southeast elevations. The waste enclosure will remain in the existing location with modified materials. The existing waste enclosure will be expanded with a wall for screening and encompass the HVAC equipment on the backside of the building.

Site access will remain in the existing locations. Parking will include 11 spaces (1 handicap accessible) and 8 fuel pump spaces. The existing gas pumps and underground fuel tanks will remain. Landscaping will be provided for the areas that have been disturbed to meet the intent of the original design. Landscaping has not been placed west of the HVAC screening area to keep out of the existing utility easement. A new water service is proposed, and new sanitary and grease lines have also been added as an exterior grease interceptor.

The existing stormwater facility on the south side of the site will remain. The volume of the system will remain the same in the post developed condition and the site will maintain the same drainage pattern. The existing lights on the site will be replaced with LED fixtures.

The facility will be in operation 24 hours per day, 7 days per week. The projected number of employees is 15-20 with 5 per shift maximum. The approximate daily customer count is 958.

The property has an existing conditional use permit in place for the existing convenience store and gas station use. The proposed alterations will not have a negative effect on the health, safety, morals and general welfare of surrounding lands. There will not be an excessive burden on existing public facilities and utilities. Traffic patterns and the ingress/egress to the site promote automotive and pedestrian safety and no traffic hazards or congestion is anticipated. No nuisances will be created and the proposed development shall comply with all requirements of Article VI.